FORM NO. WD-1

BOOK 7754 PAGE 307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January, 1989

Notary Public

MY COMMISSION EXPIRES: 3-22-92

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

T. LARRY EDMONDSON, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Allen M. Nichols et ux (NAME)	(NAME)	62-13
1506 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	49
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Ruth RIcks Beard, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen M. Nichols and wife, DOrothy J. Nichols

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "A" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, and described as follows:

Beginning at the southwest corner of McGavock Avenue and Williams Ferry Road or Riverwood Drive; thence with the westerly margin of McGavock Avenue, southwardly 217 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwestwardly 165 feet, more or less, to the easterly line of Lot No. 11; thence with said line, northwardly 83 feet to the southeasterly line of Lot No. 5,; thence with said line, northeastwardly 108 feet to the southwesterly margin of Williams Ferry Road or Riverwood DIrve; thence with same, southeastwardly 72.8 feet to the beginning.

Being the same property conveyed to Leon Beard and wife, Ruth Ricks Beard by deed from A.C. Buckingham and wife, Dorothy W. Buckingham of record in Book 1943, page 251, Register's Office for Davidson County, Tennessee.

The said Leon Beard having since died.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JAN 19 9 15 AM '89

IDENTIFICATION REFERENCE

02410

unimproved ( ) This is improved (X) property, known as 1506 Riverwood Drive (House Number) (Street) Nashville (P.O. Address) (City or Town) 37216 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of January, 1989

Ruth Ricks Beard

RUTH RICKS BEARD

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Cynthia F. Medlin, a Notary Public in and for said County and State, the within named Ruth Ricks Beard

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 1989.

Commission Expires 5-13-89

Cynthia F. Medlin
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Ruth Ricks Beard, a widow

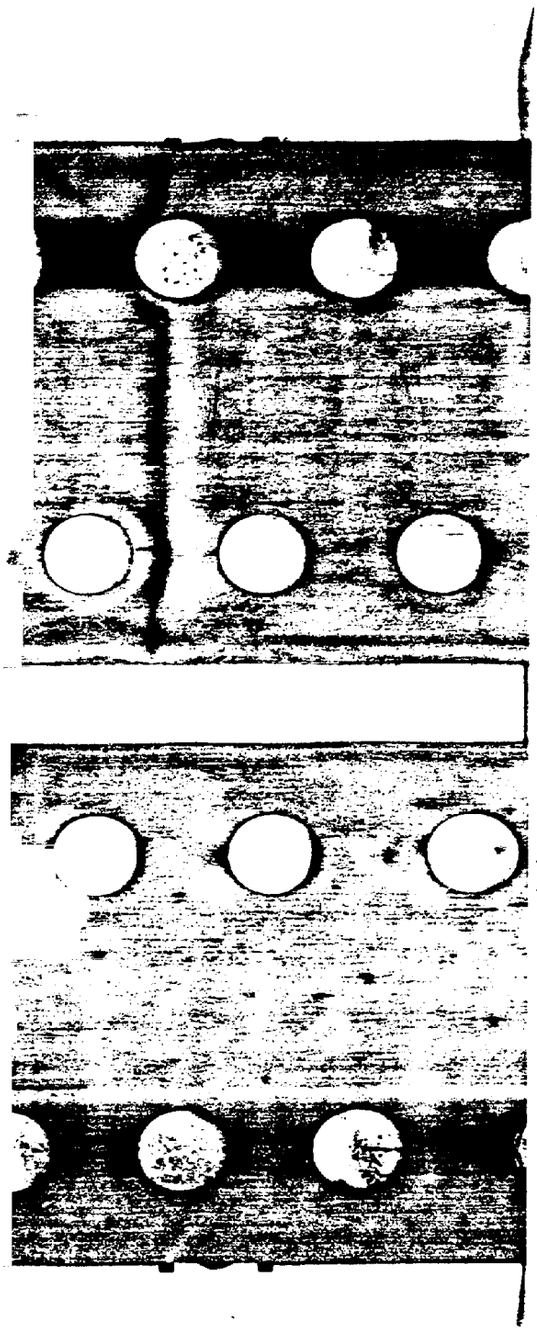
TO

Allen M. Nichols and wife,
Dorothy J. Nichols

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7362 01/19 0101 03CHECK 336.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 100000.00
				CON TX 330.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 336.50
				CHECK 336.50
		01/19/89	01	09:17 0001 7362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02410

IDENTIFI REFERENCE

JAN 19 9 15 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174003